085.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,400 / 636,400
					USE VALUE:	636,400 / 636,400
					ASSESSED:	636,400 / 636,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADOSLOVICH CHARLES
Owner 2:	KOONTZ STEPHANIE
Owner 3:	
Street 1:	46 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RODGER DAVID P -
Owner 2:	REVELLE CYNTHIA M -
Street 1:	46 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1245 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	236,600	800	399,000	636,400
Total Card	0.115	236,600	800	399,000	636,400
Total Parcel	0.115	236,600	800	399,000	636,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.37 | /Parcel: 511.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53382
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,600	800	5,000.	399,000	636,400	636,400	Year End Roll	12/18/2019
2019	101	FV	200,900	0	5,000.	393,300	594,200	594,200	Year End Roll	1/3/2019
2018	101	FV	200,900	0	5,000.	302,100	503,000	503,000	Year End Roll	12/20/2017
2017	101	FV	200,900	0	5,000.	285,000	485,900	485,900	Year End Roll	1/3/2017
2016	101	FV	200,900	0	5,000.	262,200	463,100	463,100	Year End	1/4/2016
2015	101	FV	189,500	0	5,000.	245,100	434,600	434,600	Year End Roll	12/11/2014
2014	101	FV	189,500	0	5,000.	225,700	415,200	415,200	Year End Roll	12/16/2013
2013	101	FV	189,500	0	5,000.	225,700	415,200	415,200		12/13/2012

!6909!

PRINT

Date	Time
12/10/20	21:36:31

LAST REV

Date	Time
07/18/19	12:33:07
apro	
6909	

USER DEFINED

Prior Id # 1:	53382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODGER DAVID P	45269-96		5/27/2005		442,000	No	No		
KANE JOSEPH	31550-203		6/25/2000		292,000	No	No		
	26689-598		9/24/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2014	169	Add Bath	8,000					
3/14/2012	233	Manual	2,924					air sealing & insu
11/27/2000	912	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Meas/Inspect	HS	Hanne S
6/10/2014	Info Fm Prmt	PC	PHIL C
3/25/2009	Meas/Inspect	372	PATRIOT
2/9/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321478
Depreciation:	84870
Depreciated Total:	236608

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

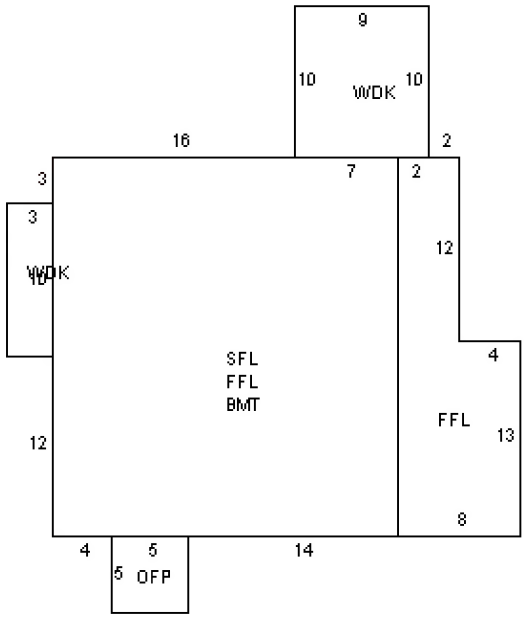
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	120.41
Final Total:	236600	Val/Su SzAd	190.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	727	175.480	127,576
BMT	Basement	575	52.640	30,271
SFL	Second Floor	518	175.480	90,812
WDK	Deck	120	14.330	1,720
OFP	Open Porch	25	44.000	1,100

Net Sketched Area:	1,965	Total:	251,479
Size Ad	1244.5	Gross Are	2022	FinArea	1245
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

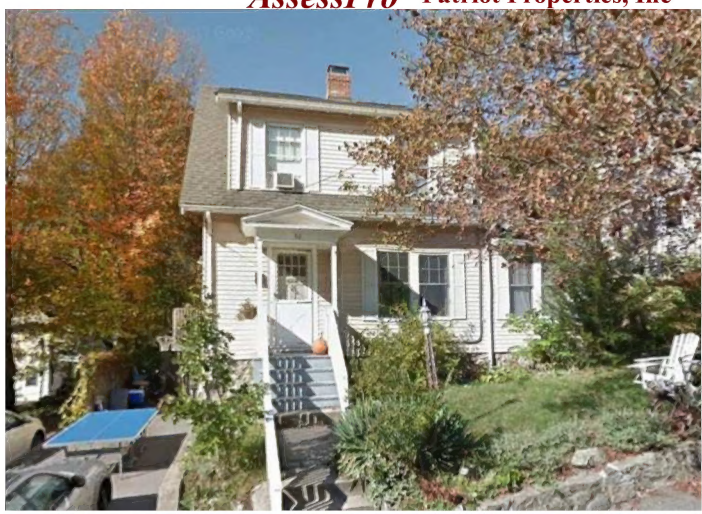
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X20	A	AV	2010	4.13	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc